



STATE OF WASHINGTON
STATE BUILDING CODE COUNCIL

May 2018
Log No. _____

1. State Building Code to be Amended:

- | | |
|--|---|
| <input type="checkbox"/> International Building Code | <input type="checkbox"/> International Mechanical Code |
| <input type="checkbox"/> ICC ANSI A117.1 Accessibility Code | <input type="checkbox"/> International Fuel Gas Code |
| <input checked="" type="checkbox"/> International Existing Building Code | <input type="checkbox"/> NFPA 54 National Fuel Gas Code |
| <input type="checkbox"/> International Residential Code | <input type="checkbox"/> NFPA 58 Liquefied Petroleum Gas Code |
| <input type="checkbox"/> International Fire Code | <input type="checkbox"/> Wildland Urban Interface Code |
| <input type="checkbox"/> Uniform Plumbing Code | |

For the Washington State Energy Code, please see specialized [energy code forms](#)

Section(s): 603.1, 604.1

(e.g.: Section: R403.2)

Title: Level of Alteration

(e.g: Footings for wood foundations)

2. Proponent Name (Specific local government, organization or individual):

Proponent: Sue Coffman, representing City of Tacoma

Title: Building Official

Date: April 8, 2022

3. Designated Contact Person:

Name: Sue Coffman, City of Tacoma

Title: Building Official

Address: 747 Market St., Rm 345, Tacoma, WA 98402

Office Phone: (253) 594-7905

Cell: (253) 507-6360

E-Mail address: scoffman@cityoftacoma.org

4. Proposed Code Amendment. Reproduce the section to be amended by underlining all added language, striking through all deleted language. Insert new sections in the appropriate place in the code in order to continue the established numbering system of the code. If more than one section is proposed for amendment or more than one page is needed for reproducing the affected section of the code, additional pages may be attached.

Clearly state if the proposal modifies an existing amendment or if a new amendment is needed. If the proposal modifies an **existing amendment**, show the modifications to the existing amendment by underlining all added language and striking through all deleted language. If a new amendment is needed, show the modifications to the **model code** by underlining all added language and striking through all deleted language.

Code(s) 2021 IEBC _____ Section(s) 603.1,
604.1 _____

Enforceable code language must be used.
Amend section to read as follows:

603.1 Scope. Level 2 *alterations* include the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment, and shall apply where the work ~~area~~ is equal to or less than 50 percent of the building area is below the threshold of a Level 3 Alteration.

Exception: The movement or addition of nonfixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches (1753 mm) in height shall not be considered a Level 2 alteration.

604.1 Scope. Level 3 *alterations* apply where ~~the work area exceeds 50 percent of the building area.~~ one of the criteria is exceeded:

1. The work meets or exceeds the threshold of either *Substantial Improvement* or *Substantial Damage*; or
2. The *alteration area* exceeds 50 percent of the *building area*.

5. Briefly explain your proposed amendment, including the purpose, benefits and problems addressed. Specifically note any impacts or benefits to business, and specify construction types, industries and services that would be affected. Finally, please note any potential impact on enforcement such as special reporting requirements or additional inspections required.

It is oftentimes difficult to determine if 50 percent of the building area is exceeded for a substantial remodel, and using ICC valuation could be an easier way to determine if the amount of work in a building is substantial. ICC building valuations can be easily calculated and compared to the proposed value of the remodel; whereas, it can be very difficult to determine if an alteration is exceeding the 50% threshold when only portions of rooms are altered.

This offers an alternative method to determine if an alteration is Level 3 using ICC building valuation and comparing the valuation to the contract value of the proposed work.

6. Specify what criteria this proposal meets. You may select more than one.

- The amendment is needed to address a critical life/safety need.
- The amendment clarifies the intent or application of the code.
- The amendment is needed to address a specific state policy or statute.
- The amendment is needed for consistency with state or federal regulations.
- The amendment is needed to address a unique character of the state.
- The amendment corrects errors and omissions.

7. **Is there an economic impact:** Yes No

If no, state reason: There would not be an economic impact as this offers an alternative way using ICC building valuation to determine if an alteration is Level 3.

If yes, provide economic impact, costs and benefits as noted below in items a – f.

- a. **Life Cycle Cost.** Use the OFM Life Cycle Cost [Analysis tool](#) to estimate the life cycle cost of the proposal using one or more typical examples. Reference these [Instructions](#); use these [Inputs](#). Webinars on the tool can be found [Here](#) and [Here](#)). If the tool is used, submit a copy of the excel file with your proposal submission. If preferred, you may submit an alternate life cycle cost analysis.
- b. **Construction Cost.** Provide your best estimate of the construction cost (or cost savings) of your code change proposal.

\$Click here to enter text./square foot

(For residential projects, also provide \$Click here to enter text./ dwelling unit)

Show calculations here, and list sources for costs/savings, or attach backup data pages

- c. **Code Enforcement.** List any code enforcement time for additional plan review or inspections that your proposal will require, in hours per permit application:
- d. **Small Business Impact.** Describe economic impacts to small businesses:
- e. **Housing Affordability.** Describe economic impacts on housing affordability:
- f. **Other.** Describe other qualitative cost and benefits to owners, to occupants, to the public, to the environment, and to other stakeholders that have not yet been discussed:

Please send your completed proposal to: sbcc@des.wa.gov

All questions must be answered to be considered complete. Incomplete proposals will not be accepted.